

THREE SPRINGS

HOMEOWNERS ASSOCIATION

MINUTES Board of Directors Meeting June 15, 2016

CALL TO ORDER

The meeting was called to order by President, Eva Daneshnia at 6:58 p.m. at The City of Westlake Village, Westlake Village, CA.

BOARD MEMBERS PRESENT

Eva Daneshnia, President
Pamela Johnson, Vice President
Don Rosenberg, Treasurer
Shari Geller, Member at Large
Britta Grubin, Secretary

OTHERS PRESENT

1 Homeowner
Kathy O'Connor, Association Manager, The Emmons Company
Michele Brooks, Recording Secretary, The Emmons Company

MINUTES

MOTION: A motion was made by Britta Grubin to approve the May 18, 2016 Board of Directors meeting minutes. Motion was seconded by Shari Geller and unanimously passed.

FINANCIAL REPORT

The Board reviewed a copy of the May 2016 Financial Statement. **MOTION:** A motion was made by Eva Daneshnia to approve the May 2016 Financial Statement as submitted. Motion was seconded by Shari Geller and unanimously passed.

The Board reviewed a copy of the Financial Review from Allyn Moskowitz, C.P.A. **MOTION:** A motion was made by Don Rosenberg to approve the Financial Review as presented. Motion was seconded by Pamela Johnson and unanimously passed.

COMMITTEE REPORTS

The Board reviewed Committee Reports submitted by the following:

Architectural: Don Rosenberg - report submitted –

Architectural Log – The Board reviewed a copy of the current Architectural Log. Don Rosenberg updated the Board on current Architectural issues.

Documents (CC&Rs and By-Laws) - Shari Geller - Report pending legal input.

Sheriff Liaison/Traffic: Pam Johnson – report submitted – Board to discuss the possibility of signage for the SSTOP program. Pam Johnson to send email regarding traffic concerns to the City on behalf of the Board.

Landscape: Pam Johnson – report submitted – Pam Johnson to contact architect Lee Newman for guidance and suggestions for association maintained landscape. Management to contact landscaper to cut back and/or remove vines on the stone of the east monument. Management will contact lighting contractor to meet on-site regarding landscape lighting. The Landscape Committee will work on obtaining bids for landscaping the median. Shari Geller to draft a Charter. The Landscape Committee members are as follows: Pam Johnson (Chairperson), Don Rosenberg, Clive Dawson, Karl Olsen, Jennifer Smith, Linda Kogler, and Pat Brennan.

Social: Eva Daneshnia – The Social Committee will generate an association welcome letter to be included in future mailings for new residents. The Social Committee is in the process of planning the August events.

Ad Hoc Mailboxes: - Tabled for discussion at next meeting.

OLD BUSINESS

View Complaint – 2632 Country Lane - correspondence regarding view issues concerning the neighbor at 2605 Three Springs Drive was reviewed by the Board. Don Rosenberg advised he had visited the property and further provided the Board with an overview of the issues. The Board determined additional information is required.

Meeting Dates – The Board approved the 2016 meeting dates as presented.

EXECUTIVE SESSION DISCLOSURE

The Board met in Executive Session to discuss, delinquencies, Member Discipline and legal opinions.

NEXT MEETING

The next Board of Directors meeting is scheduled for July 20, 2016, Executive Session - 6:00 p.m., General Session - 6:30 p.m. at Westlake Village City Hall.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:02 p.m.

Respectfully Submitted,
Michele Brooks, Recording Secretary